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A Nobel approach  
to Real Estate™

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Nudgee Beach  
April—June 2016

THE Adam  
Nobel TEAM



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## Area Profile

The size of Nudgee Beach is approximately 7 square kilometres. It has 2 parks covering nearly 40% of total area.

The population of Nudgee Beach in 2006 was 344 people. By 2011 the population was 260 showing a population decline of 24% in the area during that time.

The predominant age group in Nudgee Beach is 55-64 years.

Households in Nudgee Beach are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

In general, people in Nudgee Beach work in a Professional occupation.

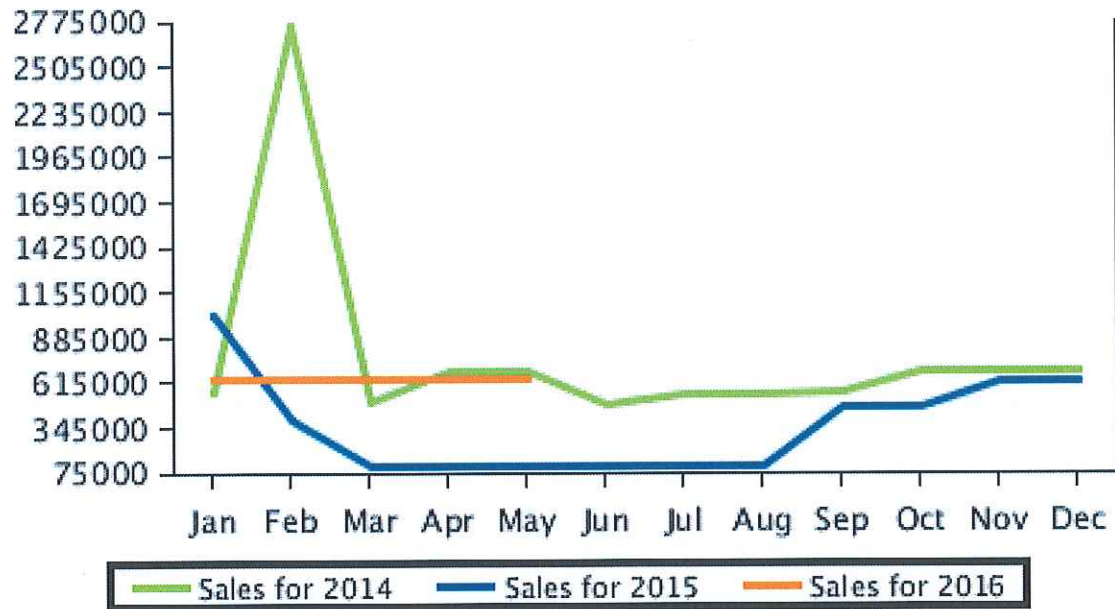
In 2006, 79.8% of the homes in Nudgee Beach were owner-occupied compared with 77.0% in 2011.

Currently the median sales price of houses in the area is 635,000.

### Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$565,000	\$1,025,000	\$635,000
February	\$2,754,752	\$394,000	\$635,000
March	\$490,000	\$107,000	\$635,000
April	\$686,000	\$107,000	\$635,000
May	\$686,000	\$107,000	\$635,000
June	\$485,000	\$107,000	\$0
July	\$550,000	\$107,000	\$0
August	\$550,000	\$107,000	\$0
September	\$565,000	\$460,000	\$0
October	\$675,000	\$460,000	\$0
November	\$675,000	\$615,000	\$0
December	\$675,000	\$615,000	\$0

### Median Sale Price

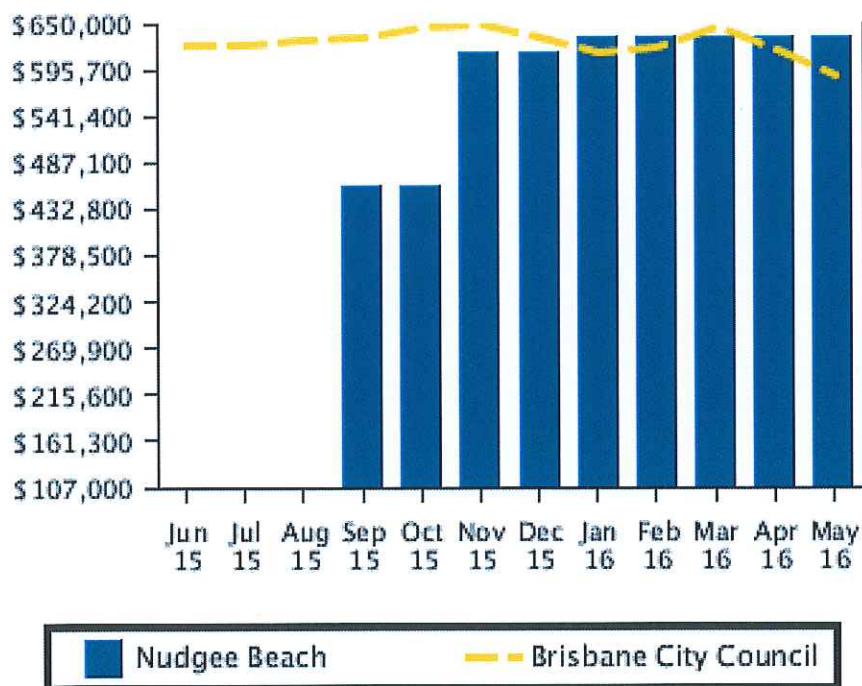


## Recent Median Sale Prices

### Recent Median House Sale Prices

Period	Nudgee Beach Median Price	Brisbane City Council Median Price
May 2016	\$635,000	\$588,065
April 2016	\$635,000	\$620,000
March 2016	\$635,000	\$645,000
February 2016	\$635,000	\$622,500
January 2016	\$635,000	\$614,875
December 2015	\$615,000	\$635,000
November 2015	\$615,000	\$649,900
October 2015	\$460,000	\$645,000
September 2015	\$460,000	\$635,000
August 2015	\$107,000	\$630,000
July 2015	\$107,000	\$625,000
June 2015	\$107,000	\$625,500

### Recent Median House Sale Prices

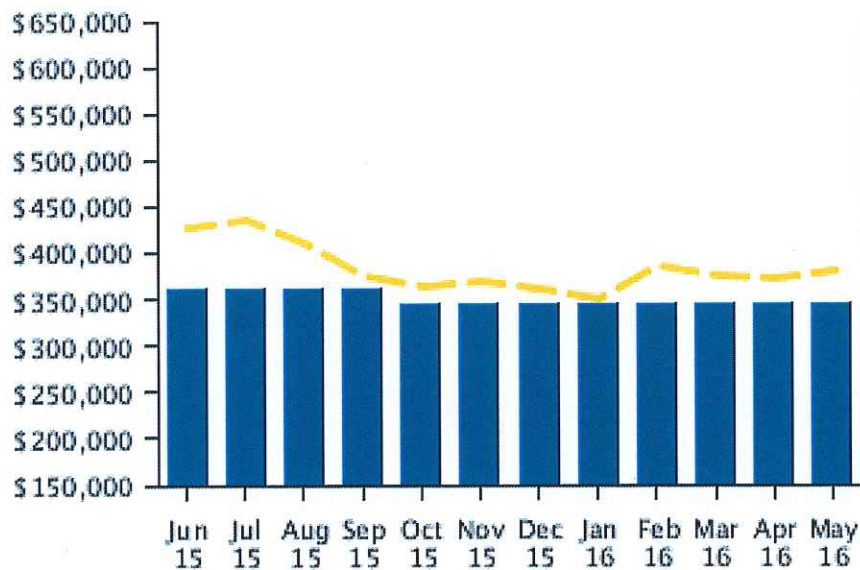




## Recent Median Land Sale Prices

Period	Nudgee Beach Median Price	Brisbane City Council Median Price
May 2016	\$345,000	\$380,000
April 2016	\$345,000	\$372,500
March 2016	\$345,000	\$376,000
February 2016	\$345,000	\$385,000
January 2016	\$345,000	\$349,000
December 2015	\$345,000	\$360,000
November 2015	\$345,000	\$370,000
October 2015	\$345,000	\$365,000
September 2015	\$362,500	\$376,050
August 2015	\$362,500	\$410,000
July 2015	\$362,500	\$435,000
June 2015	\$362,500	\$427,500

## Recent Median Land Sale Prices

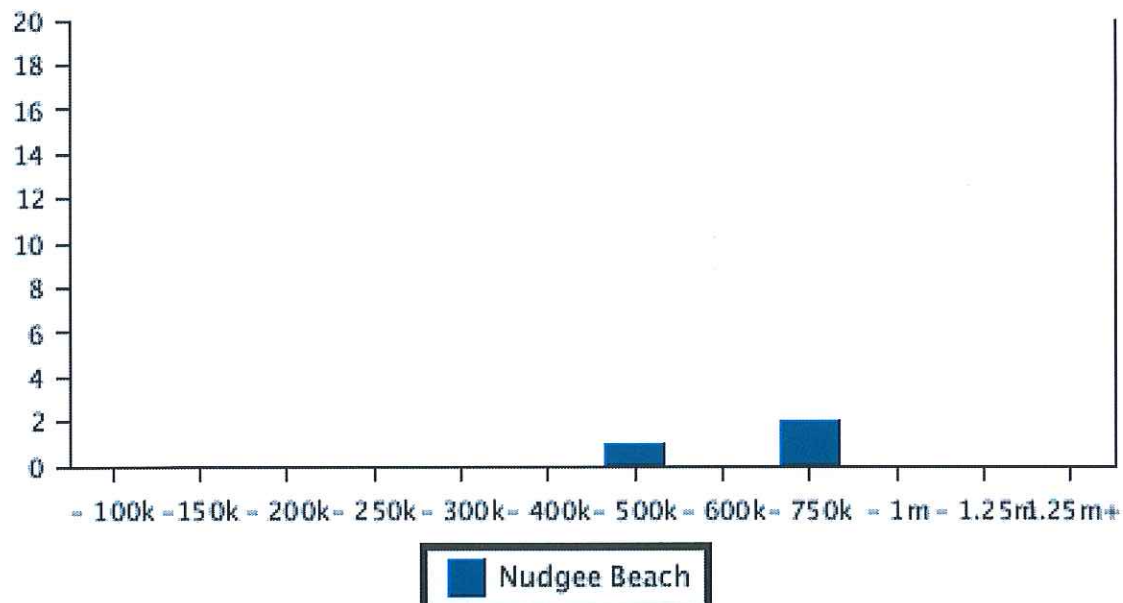


## Sales By Price

### House Sale by Price (12 months)

Price	Nudgee Beach	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	1	
501 - 600k	0	
601 - 750k	2	
751 - 1m	0	
> 1m - 1.25m	0	
1.25m+	0	

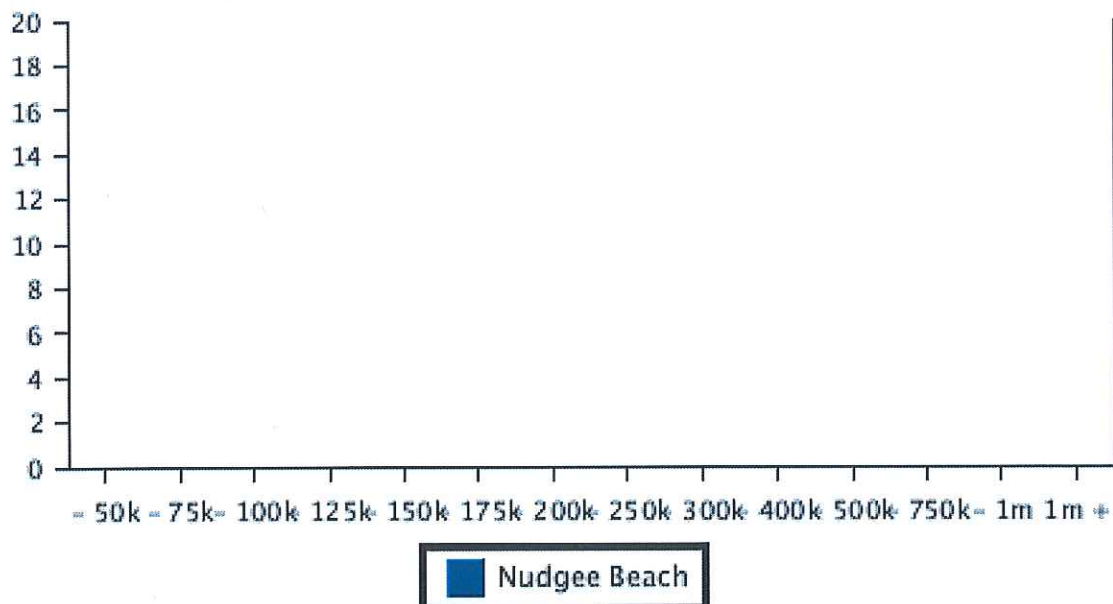
### House Sales By Price (12 months)



### Unit Sale by Price (12 months)

Price	Nudgee Beach	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 750k	0	
751 - 1m	0	
1m +	0	

### Unit Sales By Price (12 months)

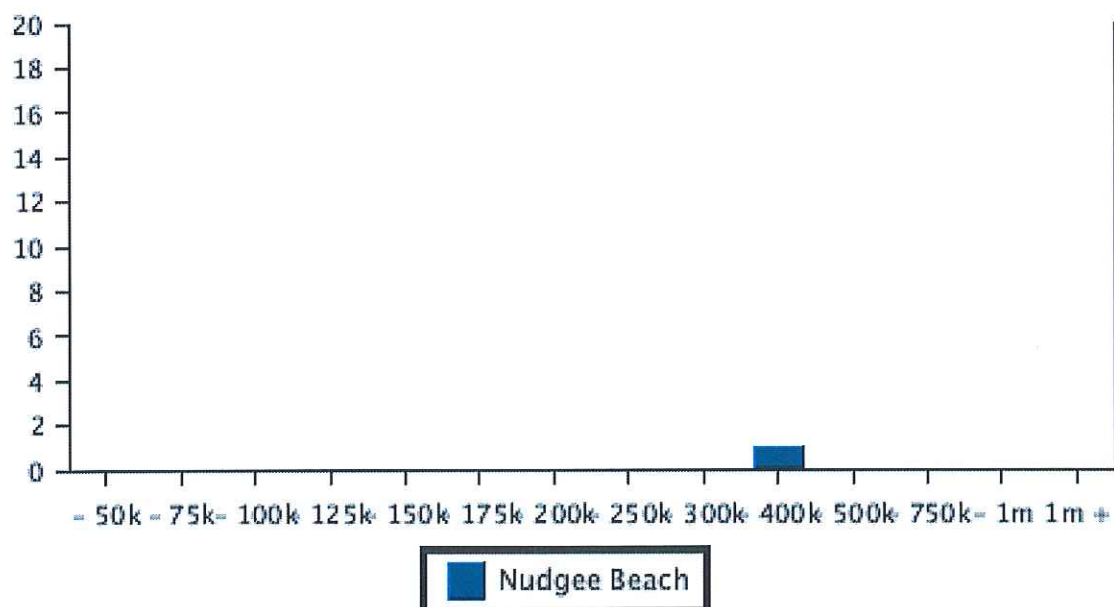




### Land Sale by Price (12 months)

Price	Nudgee Beach	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	1	
401 - 500k	0	
501 - 750k	0	
751 - 1m	0	
1m +	0	

### Land Sales By Price (12 months)



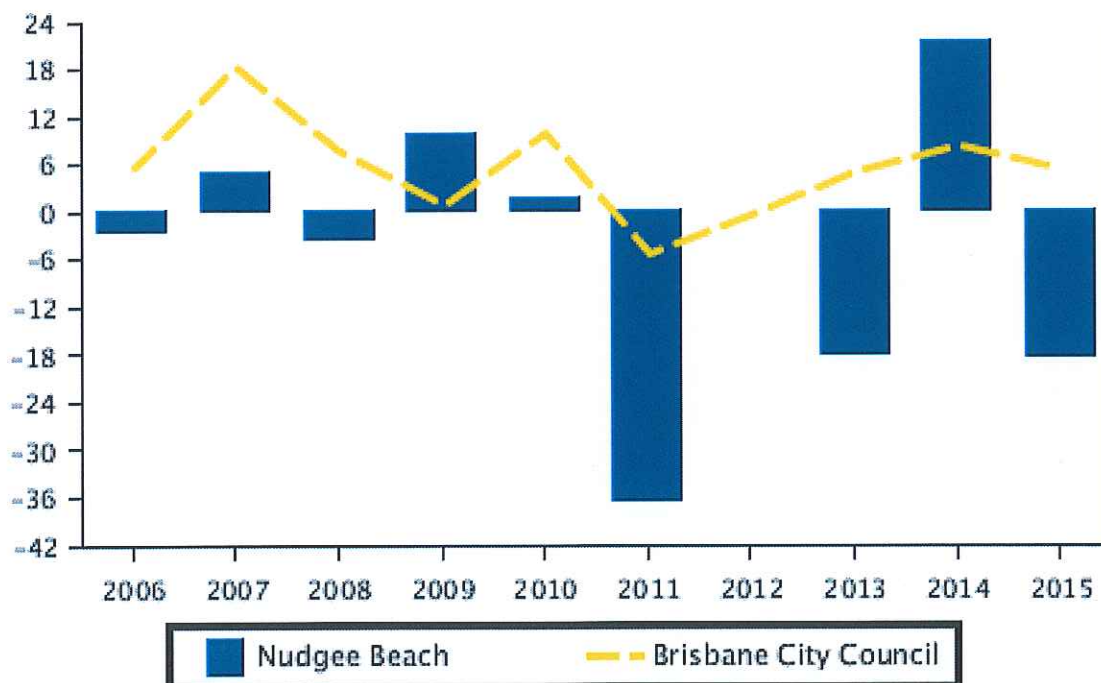


## Capital Growth Median Prices

### Capital Growth in Median Prices (Houses)

Period	Nudgee Beach	Brisbane City Council
	% Change	% Change
2015	-18.6%	5.4%
2014	21.5%	8.3%
2013	-18.4%	5.2%
2012	0%	-0.4%
2011	-36.6%	-5.3%
2010	1.8%	9.8%
2009	10%	1%
2008	-3.8%	7.6%
2007	5.1%	18.3%
2006	-2.9%	5.7%

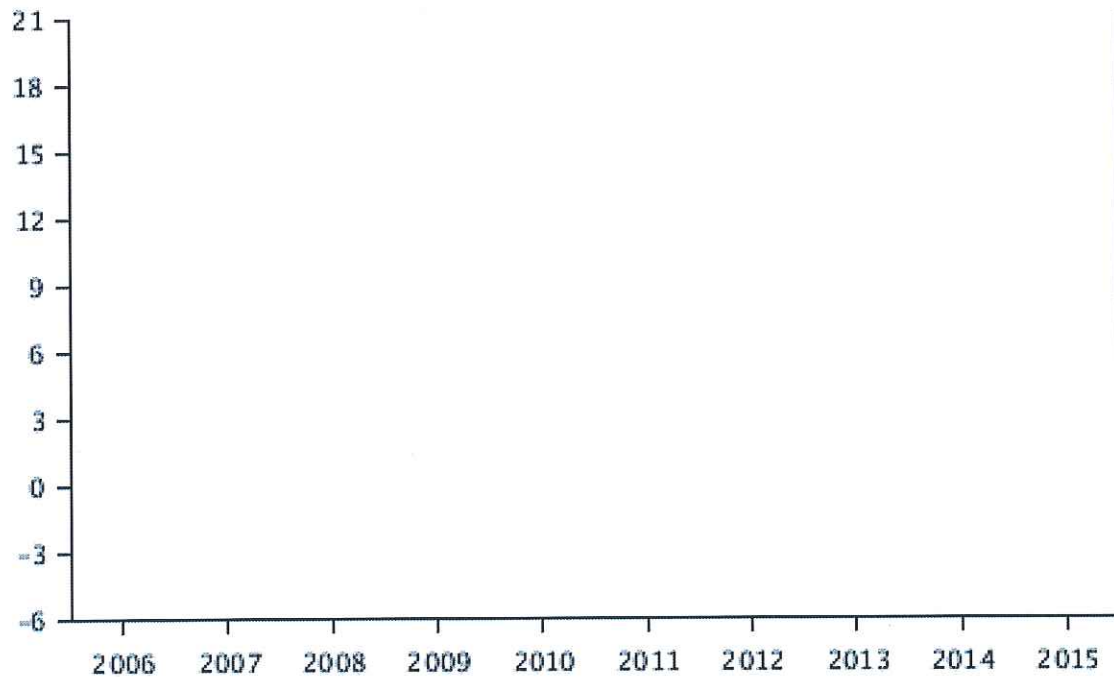
### Capital Growth in Median Prices (Houses)



### Capital Growth in Median Prices (Unit)

Period	Nudgee Beach	Brisbane City Council
	% Change	% Change
2015	0%	2.1%
2014	0%	3.3%
2013	0%	2.4%
2012	0%	2.5%
2011	0%	-3.6%
2010	0%	6.4%
2009	0%	1%
2008	0%	5.8%
2007	0%	14.1%
2006	0%	9.2%

### Capital Growth in Median Prices (Unit)

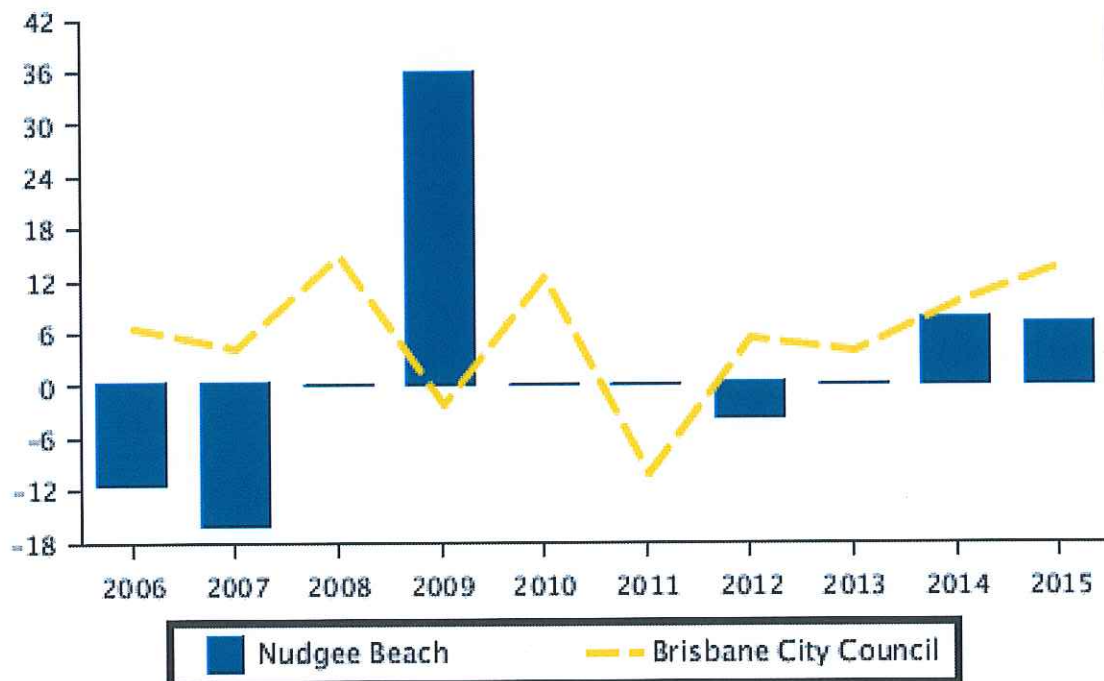




### Capital Growth in Median Prices (Land)

Period	Nudgee Beach % Change	Brisbane City Council % Change
2015	7.1%	13.6%
2014	7.7%	9.4%
2013	0%	4%
2012	-4.4%	5.3%
2011	0%	-10.2%
2010	0%	12.5%
2009	36%	-2.4%
2008	0%	14.8%
2007	-16.7%	4.2%
2006	-11.8%	6.7%

### Capital Growth in Median Prices (Land)

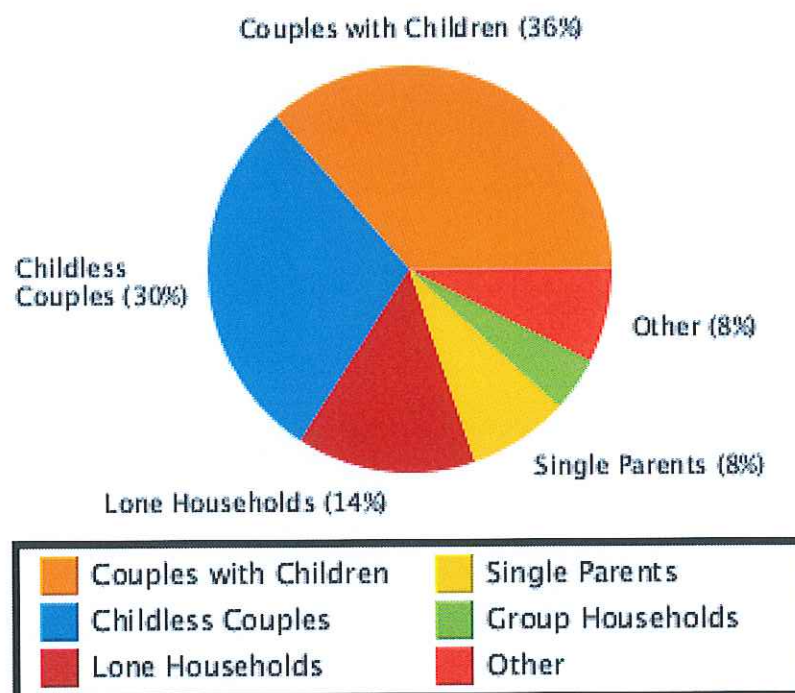


# Household

## Household Structure

Type	Percent
Couples with Children	36.4
Childless Couples	29.4
Lone Households	14.4
Single Parents	8.0
Other	7.5
Group Households	4.3

## Household Structure

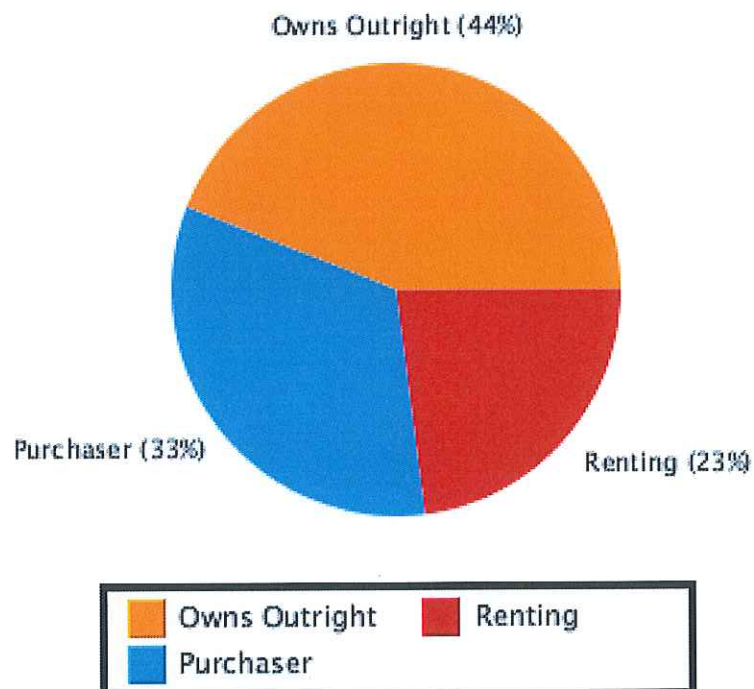




## Household Occupancy

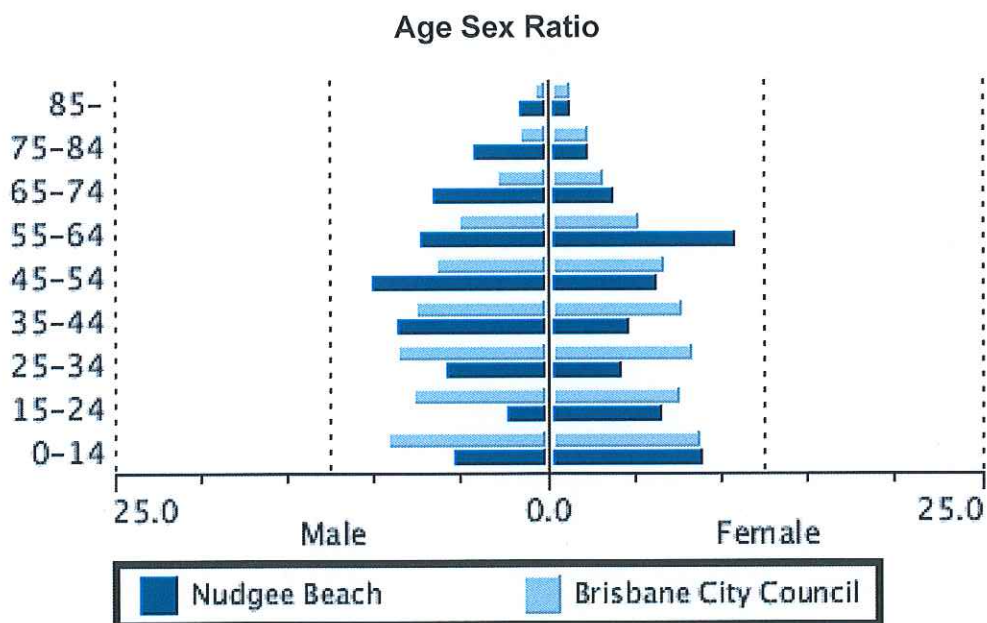
Type	Percent
Owens Outright	44.0
Purchaser	33.0
Renting	23.0
Other	0.0

## Household Occupancy



## Age Sex Ratio

Age Group	Nudgee Beach		Brisbane City Council	
	Male %	Female %	Male %	Female %
0-14	5.4	8.8	9.2	8.7
15-24	2.3	6.5	7.7	7.6
25-34	5.8	4.2	8.5	8.3
35-44	8.5	4.6	7.5	7.7
45-54	10.0	6.2	6.4	6.6
55-64	7.3	10.8	5.0	5.2
65-74	6.5	3.8	2.9	3.1
75-84	4.2	2.3	1.6	2.2
85-	1.5	1.2	0.6	1.2

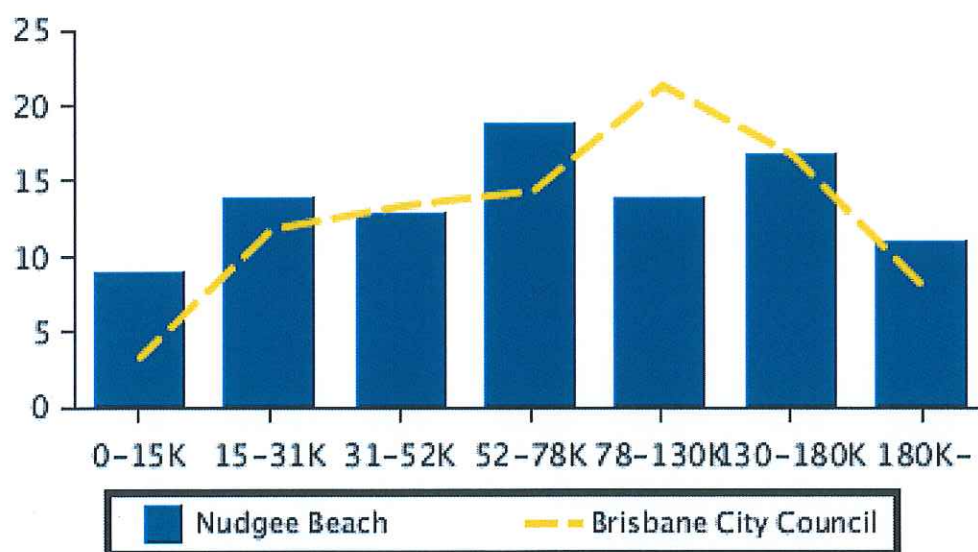




## Household Income

Income Range	Nudgee Beach %	Brisbane City Council %
0-15K	8.9	3.3
15-31K	13.9	11.8
31-52K	12.9	13.4
52-78K	18.8	14.4
78-130K	13.9	21.3
130-180K	16.8	16.7
180K-	10.9	7.9

Household Income





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## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
*EXCLUDED	2					
HOUSE	1	\$555,000	\$555,000	\$555,000	\$555,000	\$555,000
TOTAL	3					\$555,000

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		2				
HOUSE	3 Bed	1	\$555,000	\$555,000	\$555,000	\$555,000
TOTAL		3				\$185,000



## Sold Properties



### 51A Chaseley Street Nudgee Beach QLD 4014

Sale Price: Not Disclosed

Sale Date: 30 Jun 2016

Area: 1,340m<sup>2</sup>

Attributes: 2 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



### 12 Lima Street Nudgee Beach QLD 4014

Sale Price: \$555,000

Sale Date: 24 Jun 2016

Area: 900m<sup>2</sup>

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 2 Lock Up Garages



### 28 Quinn Street Nudgee Beach QLD 4014

Sale Price: Not Disclosed

Sale Date: 3 Jun 2016

Area: 410m<sup>2</sup>

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities

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